

**Township of Rochelle Park Planning Board
151 West Passaic Street
Rochelle Park, NJ 07662**

June 26, 2014 Minutes

CALL TO ORDER: 8:05 PM

Pledge of Allegiance

ROLL CALL: Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.

Absent: Committeeman Kazimir, Ms. Mullen, Mayor Valenzuela, Chief Emeritus Zavinsky.

APPROVAL OF THE MAY 2014 MEETING MINUTES

Month	MOTION	SECOND	APPROVE	ABSTAIN
MAY	MS. MUELLER	MS. COLLINS	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

APPROVAL OF THE MAY 2014 CLOSED SESSION MINUTES

Month	MOTION	SECOND	APPROVE	ABSTAIN
MAY	MS. COLLINS	MS. MUELLER	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

MEMORIALIZATIONS:

PB_05_2014_01

Developer Name / Project Address:

Fresh Image Nail Corp.
428 Rochelle Avenue
Rochelle Park, NJ 07662
Zone B, Block 58 Lot 22

MOTION	SECOND	APPROVE	ABSTAIN
MS. MUELLER	MS. COLLINS	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

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PB_05_2014_03
Sherbrooke Holding Co., LLC
201 West Passaic Street
Rochelle Park, NJ 07662
Zone Business, Block 00082, Lot 00002

MOTION	SECOND	APPROVE	ABSTAIN
MS. MUELLER	MS. COLLINS	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

PB_05_2014_04
Coolidge Park 17, LLC
218 Route 17 North
Zone Business A, Block 51.01, Lot 1
For Bergen County Board of Social Services,
2nd, 4th and 5th floors

MOTION	SECOND	APPROVE	ABSTAIN
MS. COLLINS	MS. MUELLER	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

BUILDING AND LAND USE APPLICATIONS:

PB_05_2014_02
The Presbyterian of the Palisades (CONTINUED)
340 West Passaic Street
Rochelle Park, NJ 07662
Zone A1, Block 1.02 Lot 7.02

Robert Rider appeared again. A-7 marked in evidence as proof of publication in the *Our Town* 6/12/14. Motion to approve.

MOTION	SECOND	APPROVE	ABSTAIN
MS. MUELLER	MS. COLLINS	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

PB_06_2014_01
Nicholas Boylan, LBL Associates
350 West Passaic Street
Rochelle Park, NJ 07662
Zone A-1, Block 1.02 Lot 6

Nicholas Boylan was sworn in. A-1 certified mail receipts of notices to property owners within 200', A-2 certified mail green cards of notices, A-3 proof of publication in the *Our Town* 6/12/14, A-4 certified list of property owners within 200' of subject property dated 6/4/14, A-5 copy of tax map depicting subject property, A-6 letter of denial from zoning officer

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dated 4/23/14, A-7 form of notice to property owners within 200', A-8 copy of survey of subject property dated 7/5/1983, A-9 floor plan of subject property depicting location of tenants. General office of insurance. 3 employees. Open about 8-1/2 hours. Plenty of parking. Hardly ever have customers come to office. Has had offices in Montvale & Nyack. Open 9-5 M-F. Standard office equipment. Has small kitchen area.

Motion to approve.

MOTION	SECOND	APPROVE	ABSTAIN
MR. KINGMA	MR. VIOLA	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

PB_06_2014_02
Jeff Willner, JTW Investments
350 West Passaic Street
Rochelle Park, NJ 07662
Zone A-1, Block 1.02 Lot 6

Jeffrey Willner was sworn in. A-1 certified mail receipts to property owners within 200', A-2 green cards, A-3 proof of publication in the *Our Town* 6/12/14, A-4 certified list of property owners within 200' dated 6/9/14, A-5 copy of tax map of subject property, A-6 letter of denial from zoning officer dated 5/8/14, A-7 form of notice to property owners within 200', A-8 copy of survey dated 7/5/83, A-9 floor plan depicting office undated. Has a real estate development company. No employees and rarely has visitors. 9-5 M-F.

Motion to approve.

MOTION	SECOND	APPROVE	ABSTAIN
MR. VIOLA	MS. COLLINS	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

PB_06_2014_03
RR & F Logistics, LLC
395 West Passaic Street
Rochelle Park, NJ 07662
Zone A-1, Block 103.02, Lot 4

RR & F - A-1 certified mail receipts of property owners within 200', A-2 affidavit of mailing sworn to 6/13/14, A-3 proof of publication in *The Record* dated 6/14/14, A-4 list of utilities to be notified, A-5 form of notice of property owners within 200', A-6 site plan of property dated 3/14/02, A-7 parking layout plan dated 3/1/96, A-8 interior floor plan dated 5/8/14.

Jennifer Knarick appeared for applicant. 5265 square feet space. Offers truckload rail & container services. Gregg Romanzo was sworn in. He is owner and opened 10 years ago. Not involved with trucks. M-F 8-5. Employees 18. Logistics refers to moving of freight. Movement of freight. Don't anticipate visitors. They have a break area.

Motion to approve.

SECOND		APPROVE	ABSTAIN
MS. COLLINS	MR. VIOLA	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

PB_06_2014_04
Panos Brands, LLC
395 West Passaic Street
Rochelle Park, NJ 07662
Zone A-1, Block 103.02, Lot 4

Panos Brands – A-1 certified mail receipts of property owners within 200', A-2 green cards, A-3 proof of publication in Our Town dated 6/14/14, A-4 list of utilities to be notified, A-5 form of notice to property owners within 200', A-6 site plan dated 3/14/02, A-7 parking layout dated 3/1/96, A-8 interior floor plan dated 4/28/14.

Jennifer Knarick appeared for applicant. They provide consumer food and beverage brands. Steven Grossman was sworn in (owner). He is President & CEO since 2001. Provide consumer food and beverage 15 brands to stores 8-5 M-F. 25 employees. Perhaps 1 customer per day. Minor testing of food. Have break area and test kitchen.

Motion to approve.

MOTION	SECOND	APPROVE	ABSTAIN
MS. COLLINS	MS. MUELLER	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	

LITIGATION: NOTHING

OTHER BUSINESS: APPLICANT

PUBLIC: NONE

ADJOURNMENT: 9:17 PM

MOTION	SECOND	APPROVE	ABSTAIN
MS. MUELLER	MS. COLLINS	Ms. Collins, Chairman Kaniewski, Mr. Kingma, Ms. Mueller, Mr. Viola.	